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3 Wetherby Way, Little Sutton, Ellesmere Port, CH66 4TB

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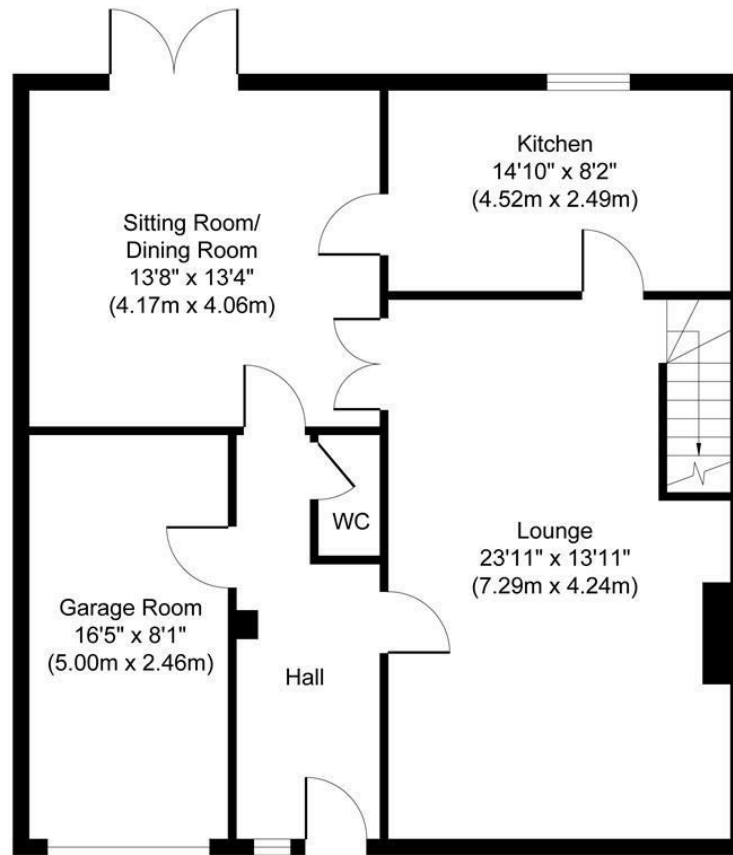
Offers In Excess Of £250,000

Here we have fresh to the market this three bedroom linked detached home, situated on a popular residential area.

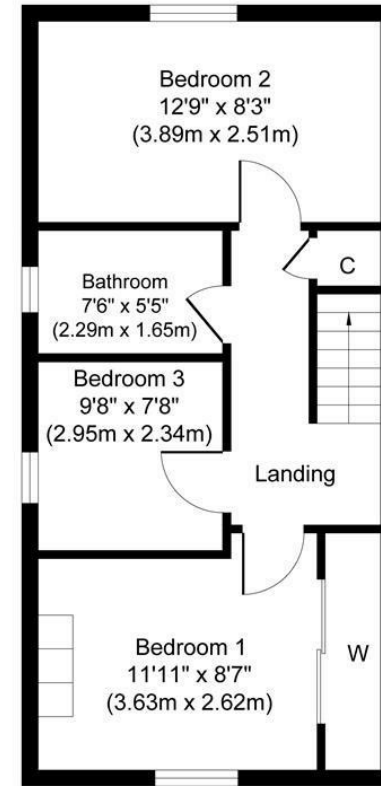
The property offers larger than average, extended accommodation to the ground floor. The garage has been converted to provide another room. Additionally, the property enjoys two very good sized reception rooms.

The area is well respected and served by local shops, eateries and schools. Those needing to access further afield choose between rail public transport or the road networks including the M53 and M56 motorways.

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Ground Floor
Approximate Floor Area
867 sq. ft
(80.53 sq. m)



First Floor
Approximate Floor Area
423 sq. ft
(39.32 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall

Front entrance door leads to hall with central heating radiator.

Cloackroom

5'1" x 2'6"

With low level WC, wash hand basin, heated ladder style towel rail, extractor fan.

Lounge

23'11" x 13'11"

A very large room that could be incorporated into a dining area. Fire surround and inset gas fire provides the central focal point of this room. Wall lights, double glazed window to front elevation, central heating radiator and staircase to first floor.

Sitting Room/Dining Room

13'8" x 13'4"

Double French doors open onto the patio and overlook the rear garden. Central heating radiator. Double doors open into the lounge and a further door into the kitchen.

Study/Hobby Room

16'5" x 8'1"

Previously the garage, the current owners have obtained the necessary permitted development certificate in convert this space into the usable Study/Hobby Room with central heating radiator and double glazed window to front elevation.

Kitchen

14'10" x 8'2"

Fitted with an array of wall and base units in a high gloss white with black furniture, rolled edge contrasting worktops, stainless steel sink unit, fridge freezer recess,

plumbing for automatic washing machine, recess for dishwasher, gas and electric cooker point, extractor fan above. Laminate flooring, double glazed window to rear elevation and central heating radiator.

First Floor

Staircase leads from lounge to first floor landing with loft access and boiler cupboard with shelving.

Bedroom One

11'11" (excluding depth of wardrobes) x 8'7"

Fitted wardrobes, laminate floor, central heating radiator and double glazed window to front elevation.

Bedroom Two

12'9" x 8'3"

Central heating radiator and double glazed window to rear elevation.

Bedroom Three

9'8" x 7'8"

Central heating radiator and double glazed window to side elevation.

Bathroom

7'6" x 5'5"

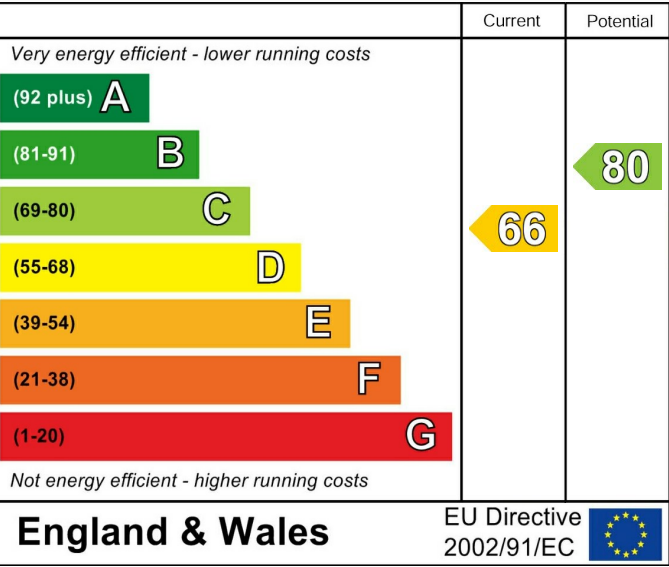
Three piece suite in white to include; panelled bath with shower over, pedestal wash basin, low level WC, tiled walls, central heating radiator and double glazed window to side elevation.

Outside

The front has been converted to accommodate a number of vehicles.

To the rear is a patio area with pergola, lawn and additional shaped gravel area.

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



